

VIEW SOLICITATION

General Information

Contract W912DR-06-C-0047
Awarded: 9/19/06 - East Army Properties, LLC, 4401 North Mesa Street, El Paso, TX 79902, in the amount of \$350,000.00
Award Info: Two (2) additional awards forthcoming
Solicitation Number: W912DR-06-R-0006
Restrictions: Unrestricted
Statement of Qualifications
Army Residential Communities Initiative (RCI) Community Development and Management Plan (CDMP) Request for Qualifications (RFQ) - 06 Group
Title: 06 Group comprised of Fort Jackson, SC; Fort Lee, VA; West Point, NY
Location: 12/6/2005
Issue Date: 1/5/2006, 1400 hrs, EST
Closing Date: \$5,000,000.00 and \$10,000,000.00
Price Range: 230 calendar days
Time for Completion: 238120
NAICS: Z
CBD: [Tracy Fetchik](#), 703-604-2441
Contracting POC:
Technical POC:
Synopsis: Z--ARMY RESIDENTIAL COMMUNITIES INITIATIVE (RCI) Community Development and Management Plan (CDMP) Request for Qualifications (RFQ) for Fort Lee, VA; United States Military Academy, West Point, NY; Fort Jackson, SC

The Assistant Secretary of the Army for Installations and Environment, has a requirement to establish a long-term business relationship for the purpose of improving and sustaining military family housing communities at the following installations: Fort Lee, Virginia; United States Military Academy, West Point, New York; Fort Jackson, South Carolina. Collectively, these projects are known as the 06 Group. This requirement will be satisfied through the Army Housing privatization program known as the Residential Communities Initiative (RCI). RCI operates as part of the Congressionally authorized Military Housing Privatization Initiative (MHPI) (10 USC 2871). RCI employs best commercial practices in management, development, construction, maintenance and operation to meet the Army's long-term needs for military family housing. The Army will award one contract for the Fort Lee project, one contract for the West Point project, and one contract for the Fort Jackson project. The Army may also include Fort Sill, OK as a stand-alone project or in combination with another 06 Group project. The selected offerors will work with the Army to create a Community Development and Management Plan (CDMP) that will describe a 50-year plan to develop, re-develop, construct, maintain and operate the housing assets at each of the particular 06 Group projects. The Army will solicit this requirement on an unrestricted basis using a Request for Qualifications (RFQ). The Army intends to publish the 06 Group RFQ on or about December 14, 2005. At Step One, the RFQ will seek, from interested offerors, a five-page submission addressing three Minimum Experience Requirements (MERs). The closing date for receipt of MER submissions will be on or about January 3, 2006. Once the evaluation of the MERs are complete, those offerors who have satisfied the MERs shall be eligible to further compete for the 06 Group by submitting a complete Statement of Qualifications (SOQ). Offerors will be provided a minimum of 30 calendar days to provide their SOQ submissions.

The Army recognizes that its RCI solicitations include a Step One selection process that remains fairly constant. Providing a mechanism to allow certain previously

qualified offerors to avoid submitting duplicative documentation for Step One can enhance Offeror and Army efficiency. Current potential Offerors who have qualified for inclusion in the highly qualified competitive group (HQCG) in any prior Army RCI solicitation, and whose composition of principal members includes at least the same principal members (with the same responsibilities) since inclusion within that competitive group or award, may waive the requirement to submit Minimum Experience Requirements (MERs) on this solicitation. Instructions for requesting a waiver will be provided in the RFQ. The Army, in its sole discretion, will determine whether the offeror fulfills the waiver requirements. Offerors not qualifying for a waiver will be asked to submit Step One information in accordance with the RFQ. There is no provision for waiver of the SOQ portion of Step One. All offerors, including those qualified to waive submission of the MERs, must submit the SOQ portion of Step One.

The 06 Group RFQ and amendments will be available at the Army RCI web page at <http://www.rci.army.mil>. Selecting the 06 Group RFQ button from the Army RCI web page will link offerors to a site where they can view and download the RFQ and amendments. Prospective offerors will be requested to register at the site. Registered offerors will receive electronic notification when amendments are posted to the web page. The Army will only respond to questions about the RFQ if they are received by electronic or facsimile medium. The Army will not reply to any question submitted later than 10 days prior to a submission deadline. All comments or questions by e-mail should be directed to tracy.fetchik@hqda.army.mil. If by facsimile, comments or questions should be directed to Tracy Fetchik at telephone (703) 604-2441 or fax (703) 602-5862. Army responses to questions will be issued in the form of an amendment to the RFQ and can be found at the 06 Group RFQ link at <http://www.rci.army.mil>.

Offerors are also reminded of the Special Notice posted on October 6, 2005 announcing the Industry Forum for the privatization of Army Family Housing at Fort Jackson, SC; Fort Lee, VA; The United States Military Academy at West Point, NY, and Fort Sill, OK. The Forum will be held on 5 and 6 December 2005 at the Sheraton West Hotel, 6624 West Broad Street, Richmond, VA 23230. To participate in this Forum, register at www.rci.army.mil or www.mhli.org, or complete and fax the registration form to (703) 771-0299.

The RCI program is dedicated to building quality, sustainable, residential communities for soldiers and their families. RCI employs the best commercial practices and is built on partnerships with private sector developers to meet the Army's long-term family housing requirement. We hope you will join us in Richmond to learn more about this innovative program that significantly improves the quality of life of our soldiers and their families. For additional Army RCI Program information, please visit us at www.rci.army.mil or contact the RCI Office at (703) 601-2603.

Plans & Specs:
Register as an
Interested Party:

Available thru FedTeDS

[Download the attached form](#), complete, and return as directed.